

KNOW ALL MEN BY THESE PRESENTS THAT GREENBRIER AT INDIAN CREEK, INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON AS GREENBRIER AT INDIAN CREEK, LYING IN SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, COUNTY OF PALM BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 85° 31' 19" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 THE SOUTH LINE OF SAID SECTION 10 IS ASSUMED TO BEAR SOUTH 85° 35' 19" WEST AND ALL OTHER BEARINGS STATED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 2212.09 FEET; THENCE NORTH 04° 24' 41" WEST A DISTANCE OF 234.17 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCELS; THENCE SOUTH 04° 46' 27" WEST, A DISTANCE OF 464.85 FEET; THENCE NORTH 69° 38' 11" WEST A DISTANCE OF 143.18 FEET; THENCE NORTH 40° 06' 18" WEST, A DISTANCE OF 208.87 FEET; THENCE SOUTH 65° 24' 50" WEST, A DISTANCE OF 147.35 FEET; THENCE SOUTH 14° 18' 36" WEST, A DISTANCE OF 37.79 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INDIAN CREEK DRIVE WEST, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1630.00 FEET, A CENTRAL ANGLE OF 08° 05' 04" AND A RADIAL BEARING AT THIS POINT OF SOUTH 55° 12' 22" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 229.99 FEET; THENCE DEPARTING SAID CURVE NORTH 63° 24' 50" EAST, A DISTANCE OF 390.62 FEET; THENCE NORTH 67° 35' 33" EAST, A DISTANCE OF 231.38 FEET; THENCE NORTH 70° 42' 13" EAST, A DISTANCE OF 272.18 FEET; THENCE SOUTH 80° 29' 26" EAST, A DISTANCE OF 176.07 FEET; THENCE SOUTH 89° 08' 36" EAST, A DISTANCE OF 41.40 FEET; THENCE NORTH 60° 44' 42" EAST, A DISTANCE OF 189.58 FEET; THENCE NORTH 67° 58' 36" EAST, A DISTANCE OF 152.30 FEET; THENCE SOUTH 55° 19' 45" EAST, A DISTANCE OF 248.64 FEET; THENCE SOUTH 52° 45' 36" EAST, A DISTANCE OF 381.68 FEET; THENCE NORTH 61° 47' 06" EAST, A DISTANCE OF 40.39 FEET; THENCE SOUTH 28° 12' 54" EAST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 61° 47' 06" WEST, A DISTANCE OF 538.62 FEET; THENCE SOUTH 65° 46' 55" WEST, A DISTANCE OF 10.90 FEET; THENCE SOUTH 22° 43' 18" WEST, A DISTANCE OF 124.21 FEET; THENCE SOUTH 89° 40' 48" WEST, A DISTANCE OF 71.01 FEET; THENCE NORTH 83° 36' 16" WEST, A DISTANCE OF 187.66 FEET; THENCE SOUTH 86° 46' 27" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.187 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE RESIDENTIAL ACCESS STREET (BRIER CIRCLE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE RESIDENTIAL ACCESS STREET FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE, WATER AND SEWER FACILITIES, INCLUDING CABLE TELEVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2. EASEMENTS:

THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE LIMITED ACCESS EASEMENT (L.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER OF PALM BEACH COUNTY, FLORIDA FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 20' MAINTENANCE AND ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND MAINTENANCE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO THE TOWN OF JUPITER AND ADDITIONALLY SAID 20' MAINTENANCE AND ACCESS EASEMENT IS HEREBY DEDICATED TO THE FAIRWAYS OF JUPITER, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS.

THE 25' DRAINAGE EASEMENTS (D.E.T.J.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE 3' F.P.L. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

3. TRACTS:

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5" AND "0-6" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.

GREENBRIER AT INDIAN CREEK BEING A PORTION OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER COUNTY OF PALM BEACH, FLORIDA. SHEET 1, OF 3 SHEETS

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF APRIL, 1993.

GREENBRIER AT INDIAN CREEK, INC., A CORPORATION OF THE STATE OF FLORIDA ATTEST: Jack B. Owen, Jr., Secretary; Robert S. Kairalla, President

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF APRIL, 1993, BY ROBERT S. KAIRALLA, PRESIDENT AND JACK B. OWEN, JR., SECRETARY OF GREENBRIER AT INDIAN CREEK, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: 10-28-96

Notary Public: Randal S. Kaplan

ACCEPTANCE, JOINDER AND CONSENT OF GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC.

WE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, DOES HEREBY ACCEPT, CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 9th DAY OF APRIL, 1993

GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT ATTEST: Charles H. McGowan, President

ATTEST: Charles H. McGowan, President; Charles H. McGowan, Secretary

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF APRIL, 1993, BY CHARLES H. MCGOWAN, PRESIDENT AND CHARLES H. MCGOWAN, SECRETARY OF GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC., A FLORIDA ASSOCIATION, NOT FOR PROFIT, ON BEHALF OF THE GREENBRIER AT INDIAN CREEK HOMEOWNERS ASSOCIATION, INC. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: 10-28-96

Notary Public: Randal S. Kaplan

ACCEPTANCE, JOINDER AND CONSENT OF FAIRWAYS OF JUPITER, INC.

WE FAIRWAYS OF JUPITER, INC., A FLORIDA CORPORATION, DOES HEREBY ACCEPT, CONSENT TO AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS, RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING THEREON.

DATED THIS 18th DAY OF APRIL, 1993

FAIRWAYS OF JUPITER, INC. A FLORIDA CORPORATION ATTEST: David C. Tomell, Secretary; Pamela Rejcek, President

ATTEST: David C. Tomell, Secretary; Pamela Rejcek, President

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF APRIL, 1993, BY DAVID C. TOMELL, SECRETARY AND PAMELA REJCEK, PRESIDENT OF FAIRWAYS OF JUPITER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE FAIRWAYS OF JUPITER, INC. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: 7-14-95

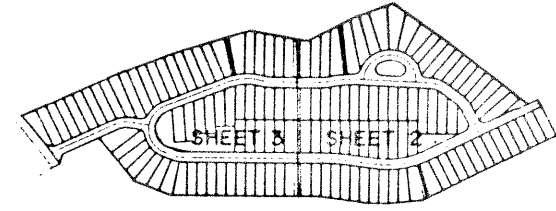
Notary Public: Pamela Rejcek

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, FOR REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE April 28, 1993 BY: Craig S. Pusey, P.L.S. Florida Certificate No. 5008

THIS INSTRUMENT WAS PREPARED BY JOHN STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.



157 70 157

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 10-11 A.M. the 01 day of JUNE 1993 and duly recorded in Plat Book No. 70 on Page 157, 158 & 159



TOWN APPROVALS TOWN OF JUPITER STATE OF FLORIDA THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 1st DAY OF JUNE A.D., 1993

ATTEST: Karen J. Hanks, Mayor; Clark Jackson, Engineer

ATTEST: Sally Boylan, Town Clerk

LAND USE DATA: ROADS 5.2981 ACRES, RESIDENTIAL LOTS (138) 16.7083 ACRES, OPEN SPACE TRACTS 1.1806 ACRES, TOTAL 21.1870 ACRES

- NOTES: 1. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE. 2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S, P.L.S.) #5019 ARE SHOWN THUS: @ PERMANENT CONTROL POINTS (P.C.P.'S, P.L.S.) #5019 ARE SHOWN THUS: @ 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION ON TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS WHICH INTERFERE WITH THE DEDICATED USE OF THE EASEMENTS OR WHICH DO NOT HAVE THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES. 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES. 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 6. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF SOUTH 85° 35' 19" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 7. D.E. DENOTES DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT, L.A.E. DENOTES LIMITED ACCESS EASEMENT, R.L. DENOTES RADIAL LINE, C/L DENOTES CENTERLINE, P.O.B. DENOTES POINT OF BEGINNING, TITLE TO THIS DESCRIBED PROPERTY IS SHOWN AS: R. DENOTES DELTA, A. DENOTES ARC LENGTH, O.R.B. DENOTES OFFICIAL RECORD BOOK, P/L DENOTES PAGE NUMBER, R/W DENOTES RIGHT-OF-WAY LINE, P.O.C. DENOTES POINT OF COMMENCEMENT, P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR, D.E.T.J. DENOTES DRAINAGE EASEMENT (TOWN OF JUPITER), O.A. DENOTES OVERALL. 8. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)

11904

DEDICATION, DEDICATION NOTARY, THE TOWN OF JUPITER, TOWN ENGINEER, NOTARY, SURVEYOR

Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA GREENBRIER AT INDIAN CREEK